

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
HIDDEN RANCH PROPERTY OWNER ASSOCIATION

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Wilson §

1. Name of Subdivision: Hidden Ranch
2. Subdivision Location: Wilson
3. Name of Homeowners Association: Hidden Ranch Property Owner Association
4. Recording Data for Association:

 Plat Unit One recorded under Document No. 2019-81350
 Plat Unit Two Recorded under Document No. 2023 - 133837
5. Recording Data for Declaration and any amendments:

 DCCR's Unit One recorded under Document No. 2019-81793
 DCCR's Unit Two recorded under Document No. 2023-134756
 Petition for modification Document No. 96093
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:
7. Mailing Address and Contact Information for the Association and the Managing Agent:

 JellyBird HOA Management
 17319 San Pedro Ave, Suite 300
 San Antonio, TX 78232
 contact@JellyBirdHOA.com
 210-640-3911
 <https://jellybirdhoa.com/app/>
8. Fee(s) related to Property Transfer:
 - Administrative Transfer Fee - \$200.00
 - Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:

- 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account (For Builders sells only) = \$120.00
 - Rush for Statement of Account (For Builder sells only):
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account (For Builder sells only):
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Initial Capital Contribution Assessment (All sales) = \$250.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 10th day of November, 2023.

Hidden Ranch Property Owner Association

By: Shelby Welch
Shelby Welch (of JellyBird HOA Management), Managing Agent

State of Texas §

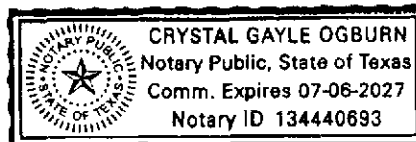
County of Bexar §

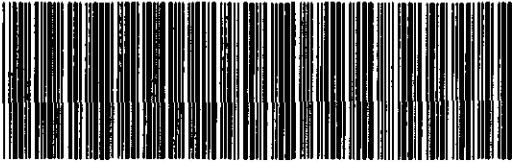
This instrument was acknowledged and signed before me on this 10th day of November, 2023 by Shelby Welch, representative of JellyBird HOA Management, the

Managing Agent of Hidden Ranch Property Owner Association on behalf of said association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
JellyBird HOA Management
Attn: Transitions
17319 San Pedro, #300
San Antonio, TX 78232





VG-186-2023-137911

Wilson County
Genevieve Martinez
Wilson County Clerk

Instrument Number: 137911

Real Property Recordings

Recorded On: November 13, 2023 02:55 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 137911
Receipt Number: 20231113000046
Recorded Date/Time: November 13, 2023 02:55 PM
User: Georgina L
Station: cclerk06

Record and Return To:

JELLY BIRD HOA MANAGMENT ATTN: TRANSITIONS
17319 SAN PEDRO #300

SAN ANTONIO TX 78232



STATE OF TEXAS

Wilson County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Wilson County, Texas**

Genevieve Martinez

Genevieve Martinez
Wilson County Clerk
Floresville, TX